

Outline for Lorig Northgate Commons Project Presentation and Discussion with Northgate Stakeholder Group

February 1, 2005

PURPOSES: Today's session is intended to be:

- a presentation of the Northgate Commons project and conceptual design issues related to the Thornton Creek Channel project,
- a presentation on Lorig's contract rezone request to modify zoning heights and to reduce the parking requirement, and
- the beginning of the Stakeholders discussion and advice formulation.

QUESTIONS:

- What questions would Stakeholders like answered?
- What additional information do Stakeholders wish to have?
- What are some key issues for Stakeholders discussion at the next two meetings and at the Community Forum?

PRESENTATION ITEMS:

1. Review Background – key actions to date
2. Preliminary schedule and timeline
3. Proposal for Northgate Commons and Thornton Creek Water Quality Channel (Lorig/SPU)
 - Proposed development – buildings/concepts/uses, etc.
 - Parking
 - Proposed parking reduction,
 - shared parking arrangements
 - King County Metro Park and Ride capacity over time
 - Conceptual pedestrian system/connections
 - Conceptual open space
4. Proposed Contract Rezone
 - Height reduction on western portion from 125' to 85'
 - Height increase on eastern portion from 65' to 85'
 - Parking reduction
5. Potential departures from code requirements that may be requested

MATERIALS TO BE PRESENTED:

- Background Summary
- Preliminary Schedule and Timeline
- Northgate Commons Project Summary
- Information about ERA Care Communities (senior housing developer)
- Design Criteria for Thornton Creek Channel Project
- Summary of Proposed Parking Reduction and Background Information
- Summary of Park and Ride Lot Parking Supply Over Time
- List of potential code departures